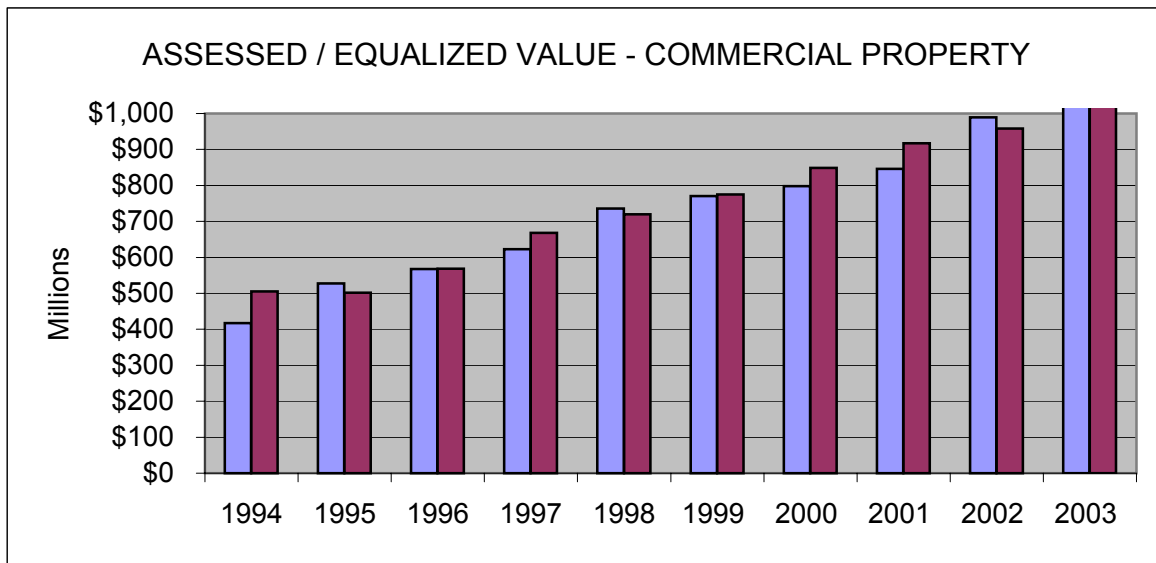


CITY OF EAU CLAIRE

TABLE 10 - ASSESSED AND EQUALIZED VALUE
OF COMMERCIAL PROPERTY
Last Ten Fiscal Years
(Dollars in Thousands)

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
COMMERCIAL										
Real property:										
Assessed value	\$355,293	\$457,292	\$486,938	\$533,437	\$626,208	\$665,623	\$707,721	\$746,582	\$872,022	903,427
Equalized value	432,110	430,869	486,086	569,608	610,037	668,550	752,655	810,573	841,406	936,814
Personal property:										
Assessed value	\$62,129	\$70,205	\$80,984	\$88,982	\$109,341	\$104,514	\$90,341	\$99,819	\$117,363	115,716
Equalized value	73,100	70,595	82,555	98,873	109,459	106,647	96,120	106,647	117,100	118,345
Total commercial:										
Assessed value	\$417,422	\$527,497	\$567,922	\$622,419	\$735,549	\$770,137	\$798,062	\$846,401	\$989,385	\$1,019,143
Equalized value	505,210	501,464	568,641	668,481	719,496	775,197	848,775	917,220	958,506	1,055,159
Total all classes:										
Assessed value	\$1,253,158	\$1,623,041	\$1,689,647	\$1,783,616	\$2,205,335	\$2,277,611	\$2,335,150	\$2,429,573	\$2,981,694	3,048,956
Equalized value	1,476,629	1,563,675	1,722,952	1,958,436	2,140,250	2,321,055	2,480,574	2,708,721	2,889,295	3,105,363
Commercial property as a percentage of total:										
Assessed value	33.31%	32.50%	33.61%	34.90%	33.35%	33.81%	34.18%	34.84%	33.18%	33.43%
Equalized value	34.21%	32.07%	33.00%	34.13%	33.62%	33.40%	34.22%	33.86%	33.17%	33.98%
Number of parcels	2,204	2,423	2,409	2,483	2,528	2,559	2,601	2,635	2,634	2,669
Number of parcels with improvements	1,200	1,387	1,424	1,471	1,509	1,552	1,592	1,642	1,652	1,683



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal year. Values are for both Eau Claire and Chippewa Counties. Tax incremental districts have been included.

Source: City of Eau Claire Assessor's Office, Statement of Changes in Equalized Values by Class & Item, as compiled by the Wisconsin Department of Revenue